



To the Honorable Council
City of Norfolk, Virginia

September 11, 2018

From: Leonard M. Newcomb III, CFM, Acting Planning Director *LMN*

Subject: **Airport Quick Mart**, for a Conditional Use Permits for the Sale of Alcoholic Beverages, Off-Premises and Gasoline Sales (accessory use) at 2505 E. Little Creek Road

Reviewed: *[Signature]*
Wynter C. Benda, Chief Deputy City Manager

Ward/Superward: 5/6

Approved: *[Signature]*
Douglas L. Smith, City Manager

Item Number: **C-13**

I. Staff Recommendation: Approval.

II. Planning Commission Recommendation: By a vote of **6 to 0**, the Planning Commission recommends **Approval**.

III. Request: Conditional Use Permits to allow for the change in ownership for an existing convenience store for the sale of alcoholic beverages for off-premises consumption and gasoline sales.

IV. Applicant: Airport Quick Mart

V. Description:

VI. General

This site is zoned C-C, which permits the proposed uses by Conditional Use Permit.

| | Current | Proposed |
|---|--|--|
| Hours of Operation, and Hours for the Sale of Alcoholic Beverages for Off- Premises, | 7:00 a.m. until 10:00 p.m. Monday through Saturday 7:00 a.m. until 9:00 p.m. Sunday | 6:00 a.m. until 12:00 midnight, Seven days a week |
| Off-Premises Alcohol Types | 6 packs of beer | Same |

VII. Historic Resources Impacts:

The site is not located in any local, state, or federal historic district.

VIII. Public Schools Impacts:

According to the *Existing ABC Establishments and Norfolk Public Schools Proximity Map* (see attached), the proposed property is not within 1,000 feet of any public school.

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

Attachments:

- Proponents and Opponents
- Staff Report to CPC dated August 23, 2018 with attachments
- Ordinances

Planning Commission Public Hearing: August 23, 2018

Executive Secretary: Leonard M. Newcomb, III, CFM *LMN III*

Staff Planner: Susan Pollock, CFM *sp*

| | | |
|-----------------------------|----------------------------------|---|
| Staff Report | Item No. 9 | |
| Address | 2504 E. Little Creek Road | |
| Applicant | Airport Quick Mart | |
| Requests | Conditional Use Permits | Sale of alcoholic beverages for off-premises consumption |
| | | Gasoline Sales (accessory use) |
| Property Owner | Trishul, LLC | |
| Site Characteristics | Site/Building Area | 0.5 acres/2,562 square feet |
| | Future Land Use Map | Commercial |
| | Zoning | C-C (Community Commercial) |
| | Neighborhood | North Camelia Acres |
| | Character District | Suburban |
| Surrounding Area | North | SF-6 (Single-Family): single-family homes |
| | East | SF-6: single-family homes |
| | South | MF-NS (Neighborhood Scale Multi-Family): Apartments |
| | West | C-C: Precise Auto Care |



A. Summary of Request

- The site is located at the northeast intersection of E. Little Creek Road and Azalea Garden Road.
- The request would allow a change of ownership to an existing convenience store, with gasoline sales and the sale of alcoholic beverages for off-premises consumption.

B. Plan Consistency

- The proposed use is consistent with *plaNorfolk2030*, which designates this site as Commercial.

C. Zoning Analysis

i. General

This site is zoned C-C, which permits the proposed use by Conditional Use Permit.

| | Current | Proposed |
|---|--|--|
| Hours of Operation, and Hours for the Sale of Alcoholic Beverages for Off- Premises, | 7:00 a.m. until 10:00 p.m. Monday through Saturday 7:00 a.m. until 9:00 p.m. Sunday | 6:00 a.m. until 12:00 midnight, Seven days a week |
| Off-Premises Alcohol Types | 6 packs of beer | Same |

ii. Parking

- The site is located in the Suburban Character District which requires one parking space per 125 square feet.
- At 2,562 square feet, 20 parking spaces are required.
- Twenty spaces can be provided on site.
- The applicant will also be required to provide 2 bicycle parking spaces.

iii. Flood Zone

The property is located in the X Flood Zone, which is a low-risk flood zone.

D. Transportation Impacts

- No increase in trips is forecasted related to the proposed addition of off-premises alcohol sales at this existing retail location.
- Little Creek Road adjacent to the site is not identified as a severely congested corridor in either the AM or PM peak hours in the current update to regional Hampton Roads Congestion Management analysis.
- The site is near transit services with Hampton Roads Transit bus route 21 (Little Creek) operating near the site.
- Little Creek Road adjacent to the site is not an identified priority corridor in *The City of Norfolk Bicycle and Pedestrian Strategic Plan*.

E. Historic Resources Impacts

- The site is not located in any local, state or national historic district.

F. Public Schools Impacts

According to the *Existing ABC Establishments and Norfolk Public Schools Proximity Map* (see attached), the proposed property is not within 1,000 feet of any school.

G. Environmental Impacts

- The applicant is proposing the following site improvements:
 - The curb cut on E. Little Creek Road closest to the intersection with Azalea Garden Road will be closed.
 - Landscaping will be provided along both E. Little Creek Road and Azalea Garden Road.

H. AICUZ Impacts

N/A

I. Surrounding Area/Site Impacts

Other than a change in ownership and site improvements, there will be no impacts to the surrounding area as a result of this application.

J. Payment of Taxes

The owners of the property are current on all taxes.

K. Civic League

Notice was sent to the North Camelia Acres on July 11.

An e-mail of support was received from the North Camelia Acres Civic League on July 3.

L. Communication Outreach/Notification

- Legal notice was posted on the property on July 17.
- Letters were mailed to all property owners within 300 feet of the property on July 11.
- Legal notification was placed in *The Virginian-Pilot* on August 9 and August 16.

M. Recommendation

Staff recommends that the conditional use permits be **approved**, subject to the following conditions:

Sale of Alcoholic Beverages for Off-Premises

- (a) The operation of the principal use of Convenience Store with must be conducted in accordance with the applicable performance standards that are set forth in section 4.2 of the Norfolk Zoning Ordinance:

- 1) No alcoholic beverages shall be sold for on-premises or off-premises consumption without the proper approvals from the Alcoholic Beverage

- Control Board. The sale of alcoholic beverages shall be limited to the times approved by the ABC Board.
- 2) Waste shall be stored in appropriate containers not visible from the public right-of-way or from any area accessible to the public.
 - 3) All exterior areas shall be maintained in a clean and orderly fashion.
 - 4) All ground level and rooftop mechanical equipment shall be fully screened from view from public streets and from ground level locations within adjacent Residential districts.
- (b) The operation of the accessory use of gas sales must be operated in accordance with the applicable performance standards that are set forth in section 4.2 of the Norfolk Zoning Ordinance:
- 1) All vehicles parked on site shall be parked on a hard-paved surface, and shall not encroach into required buffer yards.
 - 2) Vehicle queuing shall not block the sidewalk, street, or portion of the public right-of-way, or impede pedestrian or bicycle approaches
 - 3) All ground level and rooftop mechanical equipment shall be fully screened from view from public streets and from ground level locations within
- (c) The hours of operation for the sale of alcoholic beverages for off-premises consumption shall be limited to 6:00 a.m. until midnight, seven days a week.
- (d) This conditional use permit shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new conditional use permit is granted showing the new owner, whichever is earlier.
- (e) No alcoholic beverages other than those defined as "beer," "wine," "wine cooler," or "low alcohol beverage cooler," as defined by state law, shall be sold.
- (f) No alcoholic beverage having more than 21% alcohol by volume shall be sold.
- (g) All beer sold for off-premises consumption shall be in a package containing a minimum of six (6) bottles or cans and all wine shall be sold in containers with a minimum of 375 ml each.
- (b) The following improvements shall be constructed or installed on the site and no business license shall be issued until these improvements have been fully implemented:

- 1) Landscaping shall be installed and maintained in accordance with the attached landscape plan, marked "Exhibit B," and attached hereto, subject to any revisions required by the Department of Recreation, Parks, and Open Space. The property owners and their agents shall be responsible for providing, protecting, and maintaining all landscaping in a healthy and growing condition, replacing dead or damaged vegetation, and keeping all landscaped areas free of refuse and debris.
 - 2) The existing driveway apron located along the northern line of East Little Creek Road directly adjacent to the intersection of Azalea Garden Road shall be closed and landscaped.
 - 3) Two bicycle parking spaces shall be provided on the site.
- (h) The facility shall maintain a current, active business license at all times while in operation.
- (i) The business authorized by this conditional use permit shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this conditional use permit. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new conditional use permit must be obtained prior to any such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (j) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this conditional use permit. This conditional use permit may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (k) A copy of this conditional use permit ordinance and "Exhibit A" shall be available on site at all times for inspection, and a notice indicating that this conditional use permit ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.
- (l) During all hours of operation, the establishment operator shall be

responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the conditional use permit so as to keep such areas free of litter, refuse, and both solid and liquid waste.

(m) At all times, all temporary window signage must comply with the applicable regulations of section 5.7 of the Norfolk Zoning Ordinance.

Attachments

Conditional Use Permit Review Standards

Overview map

Location map

Zoning map

1000' radii map of similar ABC establishments and Norfolk Public Schools

Applications

Notification list of all property owners within 300 feet of the site

Notice to the North Camelia Acres Civic League

E-mail of support from the North Camelia Acres Civic League

Proponents and Opponents

Proponents

Manoj K. Shrestha
2504 E. Little Creek Road
Norfolk, VA 23518

Opponents

None

Form and Correctness Approved: *RAP*

By *[Signature]*

Office of the City Attorney

Contents Approved: *SP*

By *[Signature]*

DEPT.

NORFOLK, VIRGINIA

ORDINANCE No. 47,359

C-13

AN ORDINANCE GRANTING CONDITIONAL USE PERMITS TO AUTHORIZE GASOLINE SALES AND THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-PREMISES CONSUMPTION AT AN ESTABLISHMENT KNOWN AS "AIRPORT QUICK MART" ON PROPERTY LOCATED AT 2504 EAST LITTLE CREEK ROAD.

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That conditional use permits are hereby granted authorizing the operation of the following principal uses and accessory uses:

- (a) Sale of Alcoholic Beverages, off-premises (accessory use)
- (b) Gasoline Sales (accessory use)

Section 2:- That the full extent of the property or properties where the permit or permits described above are hereby made effective, upon the date set forth below, is described as follows:

Property fronts 124 feet, more or less, along the northern line of East Little Creek Road and 110 feet, more or less, along the eastern line of Azalea Garden Road; premises numbered at 2504 East Little Creek Road.

Section 3:- That the conditional use permits granted herein shall be subject to all of the general conditions set forth in section 2.4.8.D of the Norfolk Zoning Ordinance and all of the following additional conditions, requirements, and limitations:

- (a) The operation of the accessory use of Sale of Alcoholic Beverages, off-premises must be conducted in accordance with the applicable performance standards that are set forth in section 4.3 of the Norfolk Zoning Ordinance adoption of this ordinance.

- (b) The operation of the accessory use of Gasoline Sales must be conducted in accordance with the applicable performance standards that are set forth in section 4.3 of the Norfolk Zoning Ordinance adoption of this ordinance.
- (a) The hours of operation for the sale of alcoholic beverages for off-premises consumption shall be limited to 6:00 a.m. until midnight, seven days a week.
- (b) The business authorized by this conditional use permit shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this conditional use permit. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (c) The conditional use permit or permits granted herein that relate to retail alcoholic beverage control licensees shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new conditional use permits is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.
- (d) No alcoholic beverages other than those defined as "beer," "wine," "wine cooler," or "low alcohol beverage cooler," as defined by state law, shall be sold.

- (e) No alcoholic beverage having more than 21% alcohol by volume shall be sold.
- (f) All beer sold for off-premises consumption shall be in a package containing a minimum of six (6) bottles or cans and all wine shall be sold in containers with a minimum of 375 ml each.
- (g) The following improvements shall be constructed or installed on the site and no business license shall be issued until these improvements have been fully implemented:
 - (1) Landscaping shall be installed and maintained in accordance with the attached landscape plan, marked "Exhibit B," and attached hereto, subject to any revisions required by the Department of Recreation, Parks, and Open Space. The property owners and their agents shall be responsible for providing, protecting, and maintaining all landscaping in a healthy and growing condition, replacing dead or damaged vegetation, and keeping all landscaped areas free of refuse and debris.
 - (2) The existing driveway apron located along the northern line of East Little Creek Road directly adjacent to the intersection of Azalea Garden Road shall be closed and landscaped.
 - (3) Two (2) bicycle parking spaces shall be provided on the site.
- (h) The facility shall maintain a current, active business license at all times while in operation.
- (i) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this conditional use permit. This conditional use permit may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.

- (j) A copy of this conditional use permit ordinance and "Exhibit A" shall be available on site at all times for inspection, and a notice indicating that this conditional use permit ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.
- (k) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, and both solid and liquid waste.
- (l) At all times, all temporary window signage must comply with the applicable regulations of section 5.7 of the Norfolk Zoning Ordinance.

Section 4:- That the City Council hereby determines that the conditional use permit or permits granted herein comply with each of the standards set forth in section 2.4.8.C of the Norfolk Zoning Ordinance.

Section 5:- That, because the operation of this establishment in the manner proposed in the application requires the grant of more than one conditional use permit, the City Council finds that its operation is only appropriate at the location where it is being authorized when conducted in the manner proposed, as modified by the City Council, and that each permit should be subject to the same conditions, requirements and limitations in order to constrain the operation in a manner that adequately protects public health safety and welfare.

Section 6:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (2 pages)

Adopted by Council September 11, 2018
Effective September 11, 2018

TRUE COPY
TESTE:

RICHARD ALLAN BULL, CITY CLERK

BY: _____
CHIEF DEPUTY CITY CLERK



EXHIBIT "A"

Description of Operations
Sale of Alcoholic Beverage for Off-Premise

Date of Application: 7/2/18

Name of business: Airport Quick Mart

Address of business: 2504 E Little Creek Rd. Norfolk Va 23518

Name(s) of business owner(s)*: TRINATH INC / NISHA SHRESTHA -
MANOJ K. SHRESTHA

Name(s) of property owner(s)*: TRISHUL LLC / NISHA SHRESTHA, MANOJ K. SHRESTHA

Name of business managers/operators NISHA SHRESTHA, MANOJ K. SHRESTHA

ARJUN BIJA VARTI, DILLSHANK PRADHAN

Daytime telephone number: (1) 804 980 3669

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility

Alcoholic Beverage Sales

| | |
|--|-----------------------------|
| Weekday From: <u>6am</u> To: <u>12am</u> Weekday | From: _____ To: _____ |
| Friday From: <u>6am</u> To: <u>12am</u> -Friday | From: _____ To: <u>SAME</u> |
| Saturday From: <u>6am</u> To: <u>12am</u> Saturday | From: _____ To: _____ |
| Sunday From: <u>6am</u> To: <u>12am</u> Sunday | From: _____ To: _____ |

2. Type of alcoholic beverage applied for:

☒ Beer ☐ Wine ☒ Mixed Beverage

3. Alcoholic beverages to be sold:

☒ Room temperature ☒ Refrigerated

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

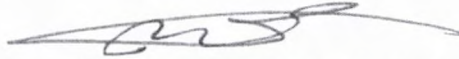
Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January 2018)

Exhibit A – Page 2

Sale of Alcoholic Beverages for Off-Premises

4. As a general rule, the City does not approve selling beer in a single-sized serving container or selling wine in a bottle that is less than 375 milliliters. If you are seeking approval to sell servings that do not meet these criteria, please explain your justification as well as indicate what sizes you would sell:



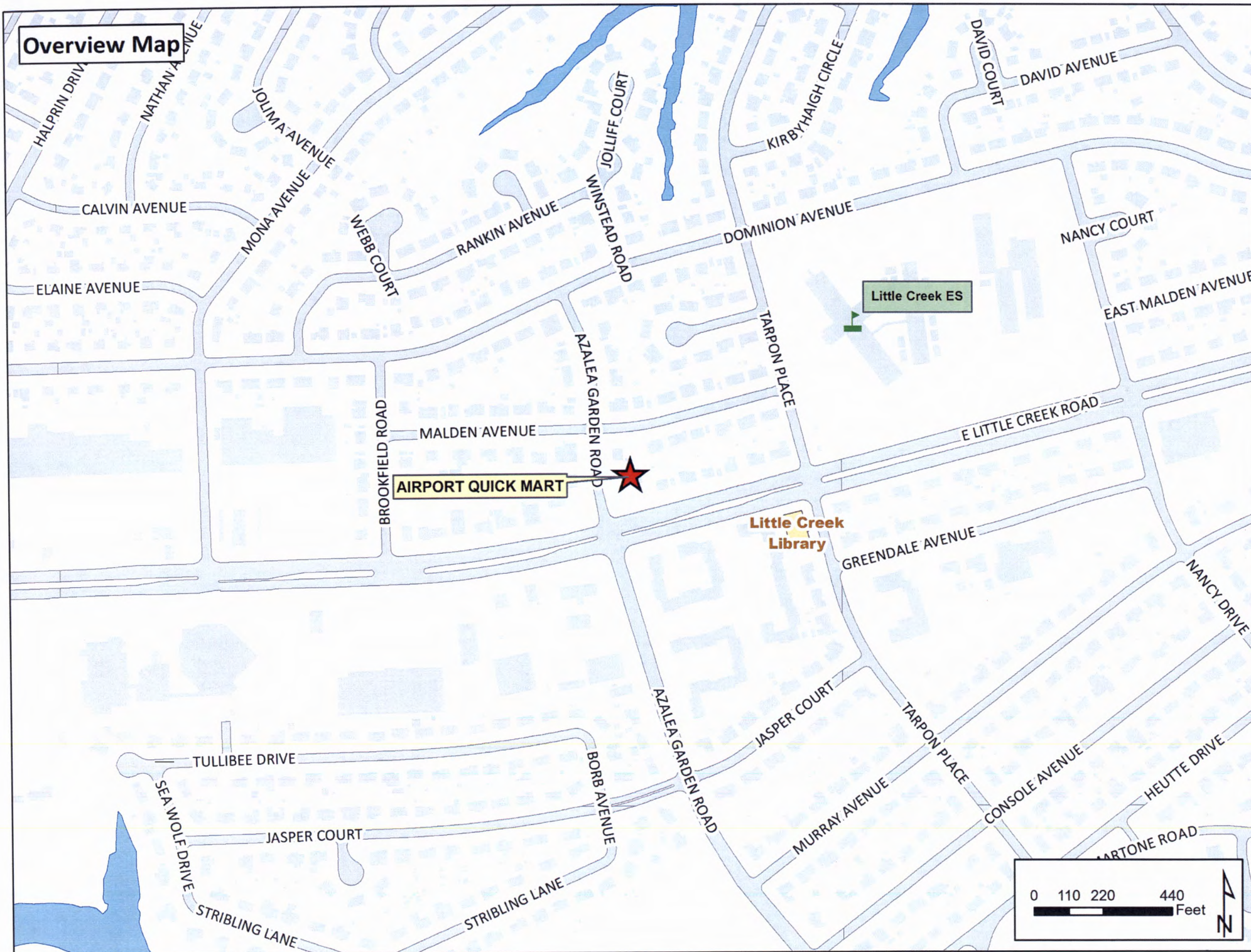
Signature of applicant/owner

2.4.8.C. CONDITIONAL USE PERMIT REVIEW STANDARDS

A Conditional Use Permit may be approved if the applicant demonstrates that the proposed conditional use:

- 1) Is consistent with the purposes, goals and policies of the comprehensive plan and other applicable city-adopted plans;
- 2) Complies with all applicable zoning district-specific standards in Article 3. Zoning Districts;
- 3) Complies with all applicable use-specific standards in Article 4. Performance Standards;
- 4) Complies with all applicable development and design standards in Article 5. Development Standards;
- 5) Complies with all relevant subdivision and infrastructure standards in Chapter 42.5 of City Code;
- 6) Is appropriate for its location and is compatible with the general character of surrounding lands and the types, scale, and intensity of uses allowed in the zoning district where proposed;
- 7) Adequately screens, buffers, or otherwise minimizes adverse visual impacts on adjacent lands;
- 8) Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, night-time activity, and other site elements;
- 9) Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;
- 10) Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- 11) Is served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- 12) Maintains adequate parking, loading and other necessary facilities to serve the proposed use;
- 13) Will not substantially diminish or impair the value of the land within the neighborhood in which it is located.
- 14) Will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various Conditional Use Permits of all types on the immediate neighborhood and the effect of the proposed type of Conditional Use Permit on the city as a whole;
- 15) Complies with all other relevant city, state and federal laws and standards; and
- 16) Is required by the public necessity, convenience, general welfare, or good zoning practice.

Overview Map

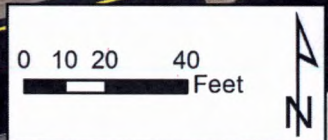


Location Map

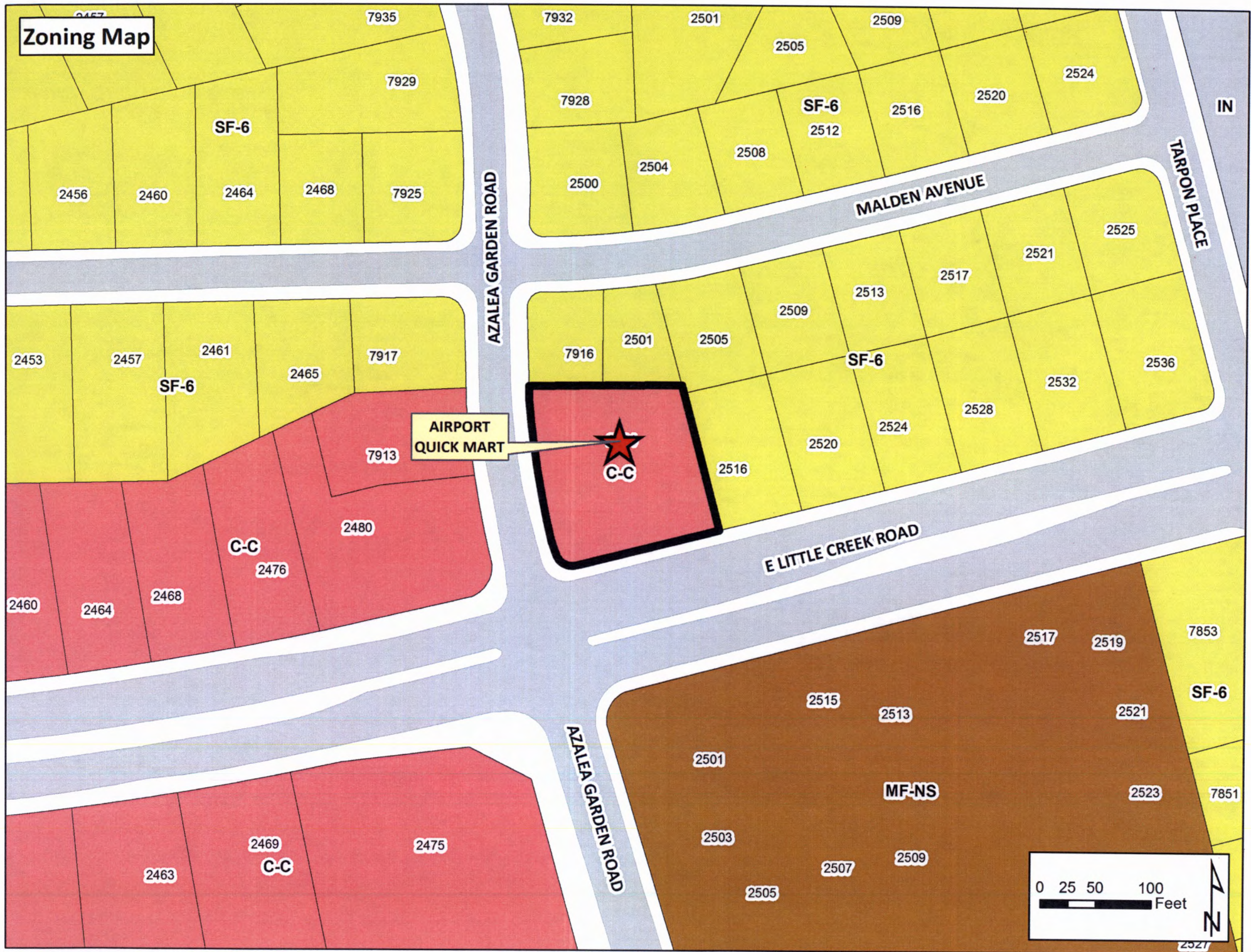
AZALEA GARDEN ROAD

AIRPORT QUICK MART

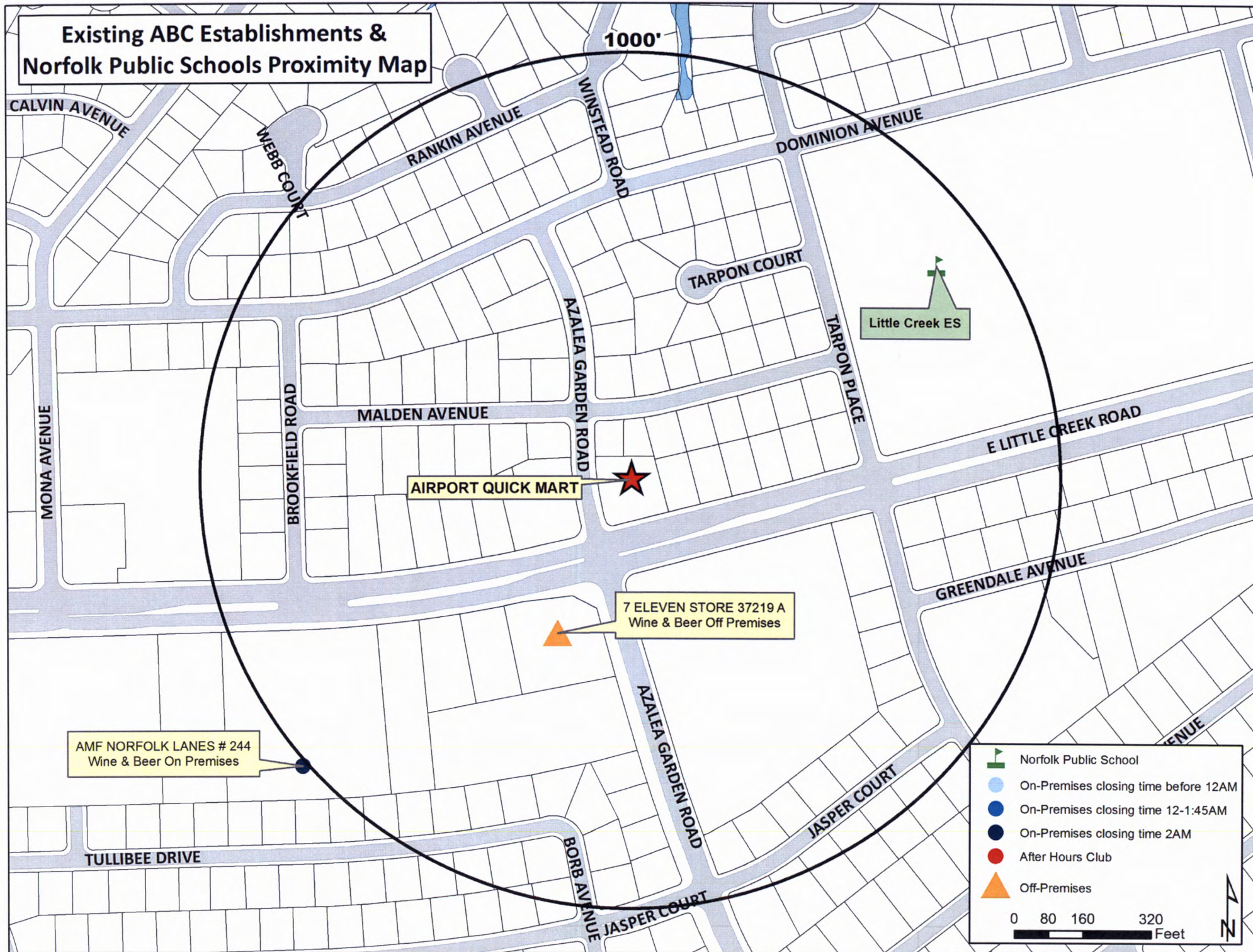
E LITTLE CREEK ROAD



Zoning Map



Existing ABC Establishments & Norfolk Public Schools Proximity Map





**Application
Conditional Use Permit
Sale of Alcoholic Beverages for Off-Premise**

Date July 2, 2018

DESCRIPTION OF PROPERTY

Address: 2504 E Little Creek Rd, Norfolk Va 23518

Existing Use of Property: CONVENIENCE STORE & GAS STATION
WITH ABC

Proposed Use: CONDU " " " "

Current Building Square Footage: 2562 Proposed Building Square Footage: —

Trade Name of Business (if applicable): AIRPORT QUICK MART

APPLICANT*

1. Name of applicant: (Last) SHRESTHA (First) MANOJ (MI) KUMAR

Mailing address of applicant (Street/P.O. Box): 2504 E. LITTLE CREEK RD.

(City): Norfolk (State): Va (Zip Code): 23513

Daytime telephone number of applicant: () 804 980 3669

E-mail address: Nishusth@yahoo.com

AUTHORIZED AGENT* (if applicable)

2. Name of applicant: (Last) _____ (First) _____ (MI) _____

Mailing address of applicant (Street/P.O. Box): _____

(City): _____ (State): _____ (Zip Code): _____

Daytime telephone number of applicant: () _____ Fax () _____

E-mail address: _____

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January 2018)

Application

Conditional Use Permit - Sale of Alcoholic Beverages for Off-Premises

Page 2

PROPERTY OWNER*

3. Name of property owner: (Last) Trishul LLC (First) _____ (MI) _____

Mailing address of property owner (Street/P.O. box): 560 Stuart Circle

(City): Norfolk (State): VA (Zip Code): 23502

• Daytime telephone number of owner: () 804-980-3669

• E-mail address: ROCK2WAY@YAHOO.COM

*(If applicant/agent/property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

CIVIC LEAGUE INFORMATION

Civic League contact: CAMELIA ACRES

Date meeting attended/held: _____

Ward/Super Ward information: _____

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: [Signature] Sign: MANDJ K. SHRESTHA 07-03-2018
(Property Owner) (Date)

Print name: [Signature] Sign: MANDJ K. SHRESTHA 07-03-2018
(Applicant) (Date)

(If Applicable)

Print name: _____ Sign: _____
(Authorized Agent Signature) (Date)

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January 2018)



EXHIBIT "A"

Description of Operations
Sale of Alcoholic Beverage for Off-Premise

Date of Application: 7/2/18

Name of business: Airport Quick Mart

Address of business: 2504 E Little Creek Rd. Norfolk Va 23518

Name(s) of business owner(s)*: TRINATH INC / NISHA SHRESTHA -
MANOJ K. SHRESTHA

Name(s) of property owner(s)*: TRISHUL LLC / NISHA SHRESTHA, MANOJ K. SHRESTHA

Name of business managers/operators NISHA SHRESTHA, MANOJ K. SHRESTHA
ARJUN BIJA VARTI; DILL SHANK PRADHAN

Daytime telephone number: () 804 980 3669

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility _____ Alcoholic Beverage Sales _____

| | | | | | |
|----------|------------------|-----------------|----------|-------------|-----------------|
| Weekday | From: <u>6am</u> | To: <u>12am</u> | Weekday | From: _____ | To: _____ |
| Friday | From: <u>6am</u> | To: <u>12am</u> | Friday | From: _____ | To: <u>SAME</u> |
| Saturday | From: <u>6am</u> | To: <u>12am</u> | Saturday | From: _____ | To: _____ |
| Sunday | From: <u>6am</u> | To: <u>12am</u> | Sunday | From: _____ | To: _____ |

2. Type of alcoholic beverage applied for:

☒ Beer ☒ Wine ☒ Mixed Beverage

3. Alcoholic beverages to be sold:

☒ Room temperature ☒ Refrigerated

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January 2018)

Sale of Alcoholic Beverages for Off-Premises

4. As a general rule, the City does not approve selling beer in a single-sized serving container or selling wine in a bottle that is less than 375 milliliters. If you are seeking approval to sell servings that do not meet these criteria, please explain your justification as well as indicate what sizes you would sell:



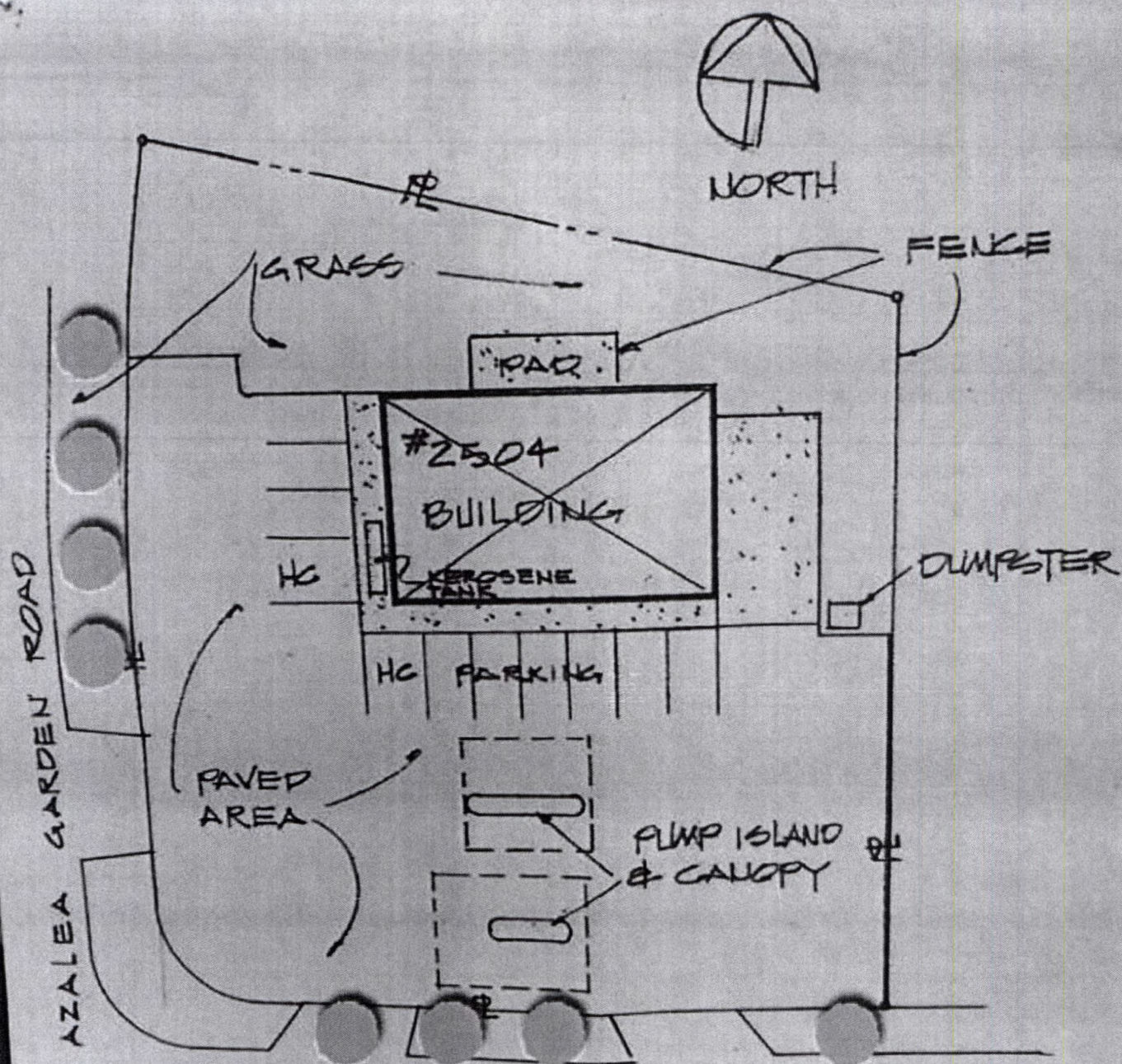
Signature of applicant/owner

DEPARTMENT OF CITY PLANNING

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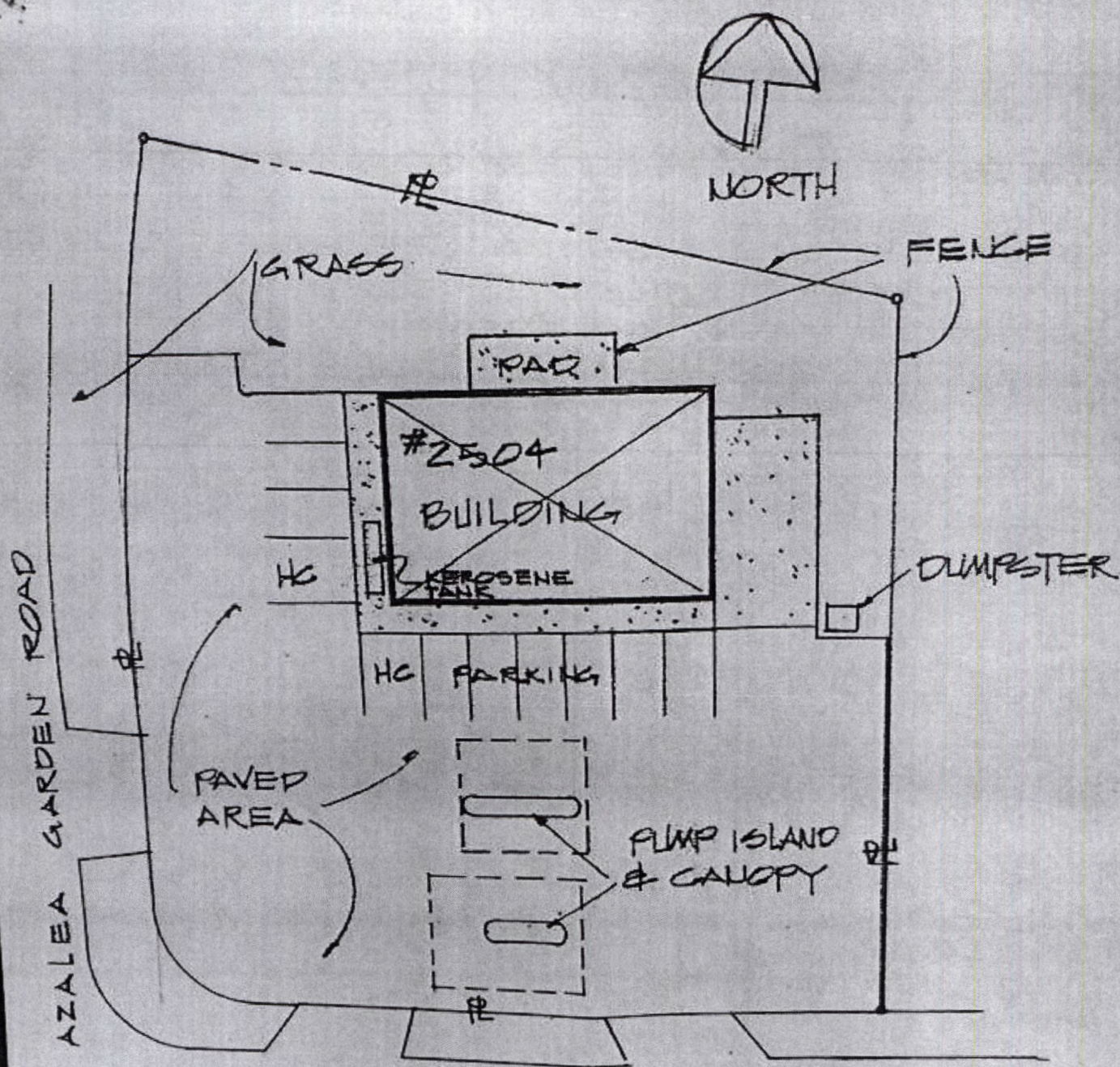
(Revised January 2018)



9 *Chionanthus virginica* (fringe tree)

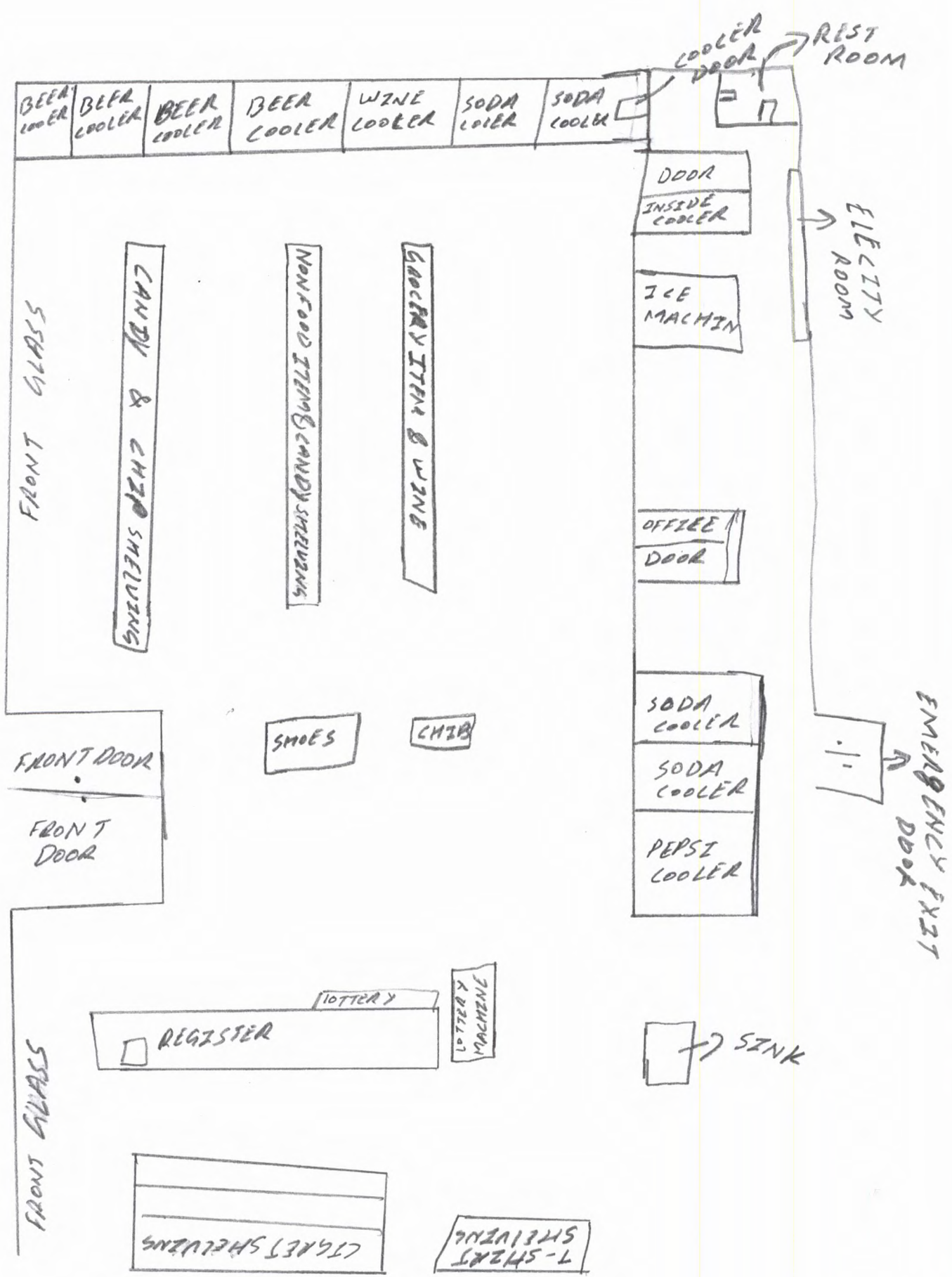
LITTLE CREEK ROAD

2504 LITTLE CREEK RD.
NORFOLK, VIRGINIA



LITTLE CREEK ROAD

2504 LITTLE CREEK RD.
NORFOLK, VIRGINIA





**APPLICATION
CONDITIONAL USE PERMIT
(Please print)**

Date _____

DESCRIPTION OF PROPERTY

Address: 2504 E. LITTLE CREEK ROAD NORFOLK VA 23518

Existing Use of Property: GAS SALE

Proposed Use: GAS SALE

Current Building Square Footage: 2962 Proposed Building Square Footage: _____

Trade Name of Business (if applicable): AIRPORT QUICK MART

APPLICANT*

1. Name of applicant: (Last) SHRESTHA (First) MANOJ (MI) KUMAR

Mailing address of applicant (Street/P.O. Box): 560 STUART CIRCLE

(City): NORFOLK (State): VA (Zip Code): 23502

Daytime telephone number of applicant: () 804-980-3669

E-mail address: ROCK2WAY@YAHOO.COM

AUTHORIZED AGENT* (if applicable)

2. Name of applicant: (Last) _____ (First) _____ (MI) _____

Mailing address of applicant (Street/P.O. Box): _____

(City): _____ (State): _____ (Zip Code): _____

Daytime telephone number of applicant: () _____ Fax () _____

E-mail address: _____

PROPERTY OWNER*

3. Name of property owner: (Last) SHRESTHA (First) MANOJ (MI) KUMAR

Mailing address of property owner (Street/P.O. box): 560 STUART CIRCLE

(City): NORFOLK (State): VA (Zip Code): 23502

Daytime telephone number of owner: () 804-980-3669

E-mail address: ROCK2WAY@YAHOO.COM

*(If applicant/agent/property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

CIVIC LEAGUE INFORMATION

Civic League contact: North Camelia Acres

Date meeting attended/held: _____

Ward/Super Ward information: _____

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: MANOJ K. SHRESTHA Sign: [Signature] 08-03-2018
(Property Owner) (Date)

Print name: MANOJ K. SHRESTHA Sign: [Signature] 08-03-2018
(Applicant) (Date)

(If Applicable)

Print name: _____ Sign: _____
(Authorized Agent Signature) (Date)



Description of Operations
Conditional Use Permit

Date: 08-03-2018

Trade name of business: AIRPORT QUICK MART (TRINATH INC)

Address of business: 2504 E. LITTLE CREEK ROAD NORFOLK VA 23518

Name(s) of business owner(s)*: MANOJ K. SHRESTHA

Name(s) of property owner(s)*: " " "

Daytime telephone number () 804-980-3869

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

Proposed Hours of Operation:

Weekday From: 6:00 AM To: 12:00 PM

Friday From: 6:00 AM To: 11

Saturday From: 6:00 AM To: 11

Sunday From: 11 To: 11


Signature of Applicant

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2018)

Airport Quick Mart-Notification sent to all Property Owners within 300ft

| <u>Property Owners</u> | <u>Property Address</u> | <u>Mailing Address</u> | | |
|---------------------------------|--------------------------------|-------------------------------|----|------------|
| 2521 Malden Avenue Trust | 712 Hillingdon Ct | Virginia Beach | VA | 23462-6455 |
| Acn Ventures, Llc | Po Box 1773 | Hampton | VA | 23669-0773 |
| Andover Investment Company | 11824 Fishing Point Dr | Newport News | VA | 23606-2679 |
| Azalea Garden Properties, Llc | 7913 Azalea Garden Rd | Norfolk | VA | 23518-3201 |
| Bennett, Steve S | 2520 E Little Creek Rd | Norfolk | VA | 23518-3314 |
| Beutler, Scott | 2127 W Henderson Ave | Porterville | CA | 93257-9292 |
| Brunson, Tony | 2517 Malden Ave | Norfolk | VA | 23518-3301 |
| Danner, Mark R | 2464 Malden Ave | Norfolk | VA | 23518-3215 |
| Garcia, Francisco A & Mary S | 2524 E Little Creek Rd | Norfolk | VA | 23518-3314 |
| Harkins, Jeffrey S | 7929 Azalea Garden Rd | Norfolk | VA | 23518-3222 |
| Hart, Joshua Brendan & Ashley | 2468 Malden Ave | Norfolk | VA | 23518-3215 |
| Hasynic, Steve L | 2532 E Little Creek Rd | Norfolk | VA | 23518-3314 |
| Hawthorne, David B & Bobbie S | 2500 Malden Ave | Norfolk | VA | 23518-3302 |
| High, David | 2508 Malden Ave | Norfolk | VA | 23518-3302 |
| Impat, Santos I & Emerson P | 2505 Malden Ave | Norfolk | VA | 23518-3301 |
| Ingram, Ryan L | 7916 Azalea Garden Rd | Norfolk | VA | 23518-3202 |
| Kessler, Stephanie M | 7925 Azalea Garden Rd | Norfolk | VA | 23518-3222 |
| Lewis, Clyde D li & Catherine F | 2509 Malden Ave | Norfolk | VA | 23518-3301 |
| Mcarthur, Shane M | 2461 Malden Ave | Norfolk | VA | 23518-3214 |
| Mckee, Raymond L | 2513 Malden Ave | Norfolk | VA | 23518-3301 |
| Mdc Coast 6, Llc | 11995 El Camino Real | San Diego | CA | 92130-2539 |
| Mucker, Adelaida S | 2512 Malden Ave | Norfolk | VA | 23518-3302 |
| Mumford, Maria J | 2501 Tarpon Ct | Norfolk | VA | 23518-3320 |
| Myers, Philip H Revocable Trust | 2476 E Little Creek Rd | Norfolk | VA | 23518-3231 |
| Otto, Timothy M & Pattaraporn | 7917 Azalea Garden Rd | Norfolk | VA | 23518-3201 |
| Stirgus, Wendell | 2465 Malden Ave | Norfolk | VA | 23518-3214 |
| Stoneman, Glenn & Winifred C | 2528 E Little Creek Rd | Norfolk | VA | 23518-3314 |
| Stroud Properties Llc | 2609 Wingfield Rd | Norfolk | VA | 23518-4656 |
| Trishul, Llc | 560 Stuart Cir | Norfolk | VA | 23502-4455 |
| Walker, Cecille | 7928 Azalea Garden Rd | Norfolk | VA | 23518-3223 |

| | | | | |
|--------------------------|------------------------|----------------|----|------------|
| Wong, Thom C M & Yen N T | 1044 Miles Standish Rd | Virginia Beach | VA | 23455-4815 |
| Woodard Realty Llc | 2464 E Little Creek Rd | Norfolk | VA | 23518-3231 |
| Zinnanti, William J | 2504 Malden Ave | Norfolk | VA | 23518-3302 |

Pollock, Susan

From: Williams, Sherri
Sent: Wednesday, July 11, 2018 3:23 PM
To: 'ncacl.norfolk@gmail.com'
Cc: Southall, Ryan N; Smigiel, Thomas; McClellan, Andria; Pollock, Susan (susan.pollock@norfolk.gov)
Subject: New Planning Commission Application- 2504 E. Little Creek Road
Attachments: Application.pdf

Mr./Mrs.

Attached please find the following application tentatively scheduled to be heard at the August 23, 2018 Planning Commission public hearing:

AIRPORT QUICK MART, for a Conditional Use Permit to allow the sale of Alcoholic Beverages, Off-Premises at 2504 E. Little Creek Road.

The purpose of this request is to allow the Airport Quick Mart under new business ownership and management to sell alcoholic beverages for off-premises consumption.

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

Thank You

Sherri Williams
Planning Technician

Planning Department
810 Union Street | Suite 508
Norfolk, VA 23510
(757) 664-6771

Connect with us:
www.norfolk.gov



Pollock, Susan

From: Paul Ballance <pballance@projectlifesaver.org>
Sent: Tuesday, July 03, 2018 10:23 AM
To: Pollock, Susan
Subject: RE: Airport Quick Mart

*** This is an EXTERNAL email. Please exercise caution. ***

Yes we did, he came to our last meeting in May and talked to me. We have no issues with his application. Sorry I didn't get back to you Susan, I completely forgot

Paul Ballance

Chief of Operations

RF Equipment, Operations and Training

Project Lifesaver International (501 (c) 3, non-profit)

815 South Battlefield Blvd.

Chesapeake, Virginia 23322

757-546-5502 Office

877-580-LIFE Toll Free

757-546-5503 Fax

The Original Non Profit Program – Not a Copy

www.projectlifesaver.org

www.plipproduct.com

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<http://twitter.com/Projectlifesavr>

Technology You Can Rely On
Protection You Can Trust

